

CITY OF ALBUQUERQUE



September 14, 2017

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: Del Norte Baptist Church
5800 Montgomery Blvd. NE
Grading & Drainage Plan Engineer's Stamp Dated 8/1/17
(G18D010)**

Dear Mr. Soule,

Based upon the information provided in the submittal received on 9/8/17 the above-referenced plan cannot be approved for Grading, SO-19, and Paving, and Building Permits.

1. Add curb and gutter on Hendrix Rd where the driveway is being replaced with sidewalk.
2. Replace the header curb with curb and gutter along the south 1/3 of the west side of the site where drainage is diverted by the curb and
3. Add a header curb along the north 1/3 of the west property line to prevent drainage from spilling from the first flush pond into the neighboring property to the west.
4. Add a note stating that the previously approved detention pond will remain unchanged and provide pond data (Qin, Qout, Volume, and Elevation)
5. Include the Architectural sheets in the digital application to hydrology since they are being used to address so many of the comments.
6. Update the Architectural sheets with the curb changes above. Add more typical sections around perimeter of site.
7. Include sheet A008 which shows Section A3, hopefully addressing the grading issues along the west property line.

PO Box 1293

Albuquerque

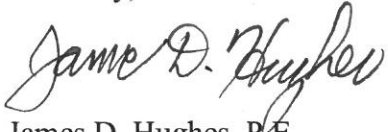
NM 87103

www.cabq.gov

8. Provide first flush pond outfall details for the two new ponds on the west side of the site, flow capacity calculations, 100yr elevations, and make sure that the ponds will not overflow onto adjacent property to the west.
9. An ESC plan must be submitted to Stormwater Quality Control prior to Grading Plan approval. After the ESC plan is approved an ESC Permit must be obtained prior to beginning construction.

If you have any questions, you can contact me at 924-3986.

Sincerely,

A handwritten signature in cursive script that reads "James D. Hughes".

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development Review Services

DH

C: email Serna, Yvette; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Del Norte Baptist Church repave project **Building Permit #:** _____ **City Drainage #:** G18-D010
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: tract b and lot c2b unit 6 alta mont addition
City Address: 5800 Montgomery NE

Engineering Firm: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** DAVID@RIOGRANDEENGINEERING.COM

Owner: Del Norte Baptist Church **Contact:** _____
Address: 5800 Montomery NE alb 87109
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: Weller Architects **Contact:** _____
Address: 401 Alvarado SW alb nm 87103
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☒ SO-19 APPROVAL
☒ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/5/17 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



August 11, 2017

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: Del Norte Baptist Church
5800 Montgomery Blvd. NE
Grading & Drainage Plan Engineer's Stamp Dated 8/1/17
(G18D010)**

Dear Mr. Soule,

Based upon the information provided in the submittal received on 8/2/17 the above-referenced plan cannot be approved for Grading, SO-19, and Paving Permits.

- Correct the Legal description "Lots B, C, and C2B" **CORRECTED**
- Add the SO-19 notes so that this plan can be used to obtain an SO-19 Permit for the sidewalk culverts, driveways in the public right of ways. **ADDED**
- Clearly indicate limits of removal and disposal on separate sheet **ATTACHED ARCH. SHEETS**
- Clearly indicate new paving and sidewalks with hatch patterns and curb and gutter types to be constructed this project. Resolve discrepancy between legend and plan view. **DUE TO COMPLEXITY OF THE PATTERN, WE ATTACHED ARCH. SHEETS**
- Topo survey needs work. Show existing drive pads, retaining walls, and slope paving more clearly on grading plan. **WE HAVE ATTACHED ARCH SHEETS FOR CLARIFICATION**
- Show existing elevation of adjacent properties at least 10' beyond the limits of this site, both contours and elevation. **WE HAVE ADDED ALL SPOTS SURVEYOR WAS ABLE TO OBTAIN**
- Add existing spot elevations all around perimeter next to each proposed elevations. Spots should be spaced about every 50'. **ADDED**
- Add Driveway and HC ramp detail per City Standard Specifications. Provide 0.87' water block height along Montgomery Blvd.
- Sidewalk Easement may be necessary if sidewalk jogs into private property at driveway locations. **EX DRIVE REMAIN. NEW DRIVEWAY MEETS ADA THRU RAMP PER DETAIL**
- Proposed driveways need to be shown in greater detail with ramps, and construction notes. **ADDED GRAPHICAL WINGS AND COA DETAILS**
- Add more typical sections around perimeter of site. More retaining walls may be needed particularly along the west side of lots C and B. Show existing walls/slopes in sections. **WE HAVE ATTACHED ARCH SHEETS FOR CLARIFICATION**

PO Box 1293

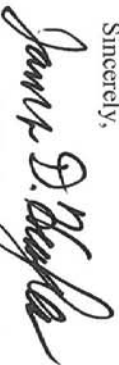
Albuquerque

New Mexico 87103

www.cabq.gov

- Typical section DD needs more dimensions, show footer, existing ground distance to property line, and max height of retaining. Offset the wall far enough from property line so that the neighbor's property will not be disturbed during construction. **WE HAVE ADDED AND ATTACHED ARCH SHEETS FOR CLARIFICATION**
 - Add existing ground and dimensions to Section BB **ADDED**
 - Provide more sections and details for grading in landscape areas northeast of the building. **ADDED SECTION AREA IS FLAT MATCHING GRADES BY ADDING DEFINED LOW AREA**
 - Provide HGL calculations for onsite storm drain and add profile of pipe to the plans showing HGL and label HGL elevations, Q, and V. **ADDED**
 - Provide actual flow depth & elevation at inlets. Add emergency overflow depth & elevation calculations for sump inlets and verify freeboard to building floor elevations. **ADDED TO INLET CALCULATION SHEET**
 - Provide section, profile, and details of ponds F and G. Make sure they do not drain into the private property west of this site. Provide outfall details. **ADDED CROSS SECTIONS. PONDS DRAIN TO CURB CUTS**
- If you have any questions, you can contact me at 924-3986.

Sincerely,



James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services

DH

C; email

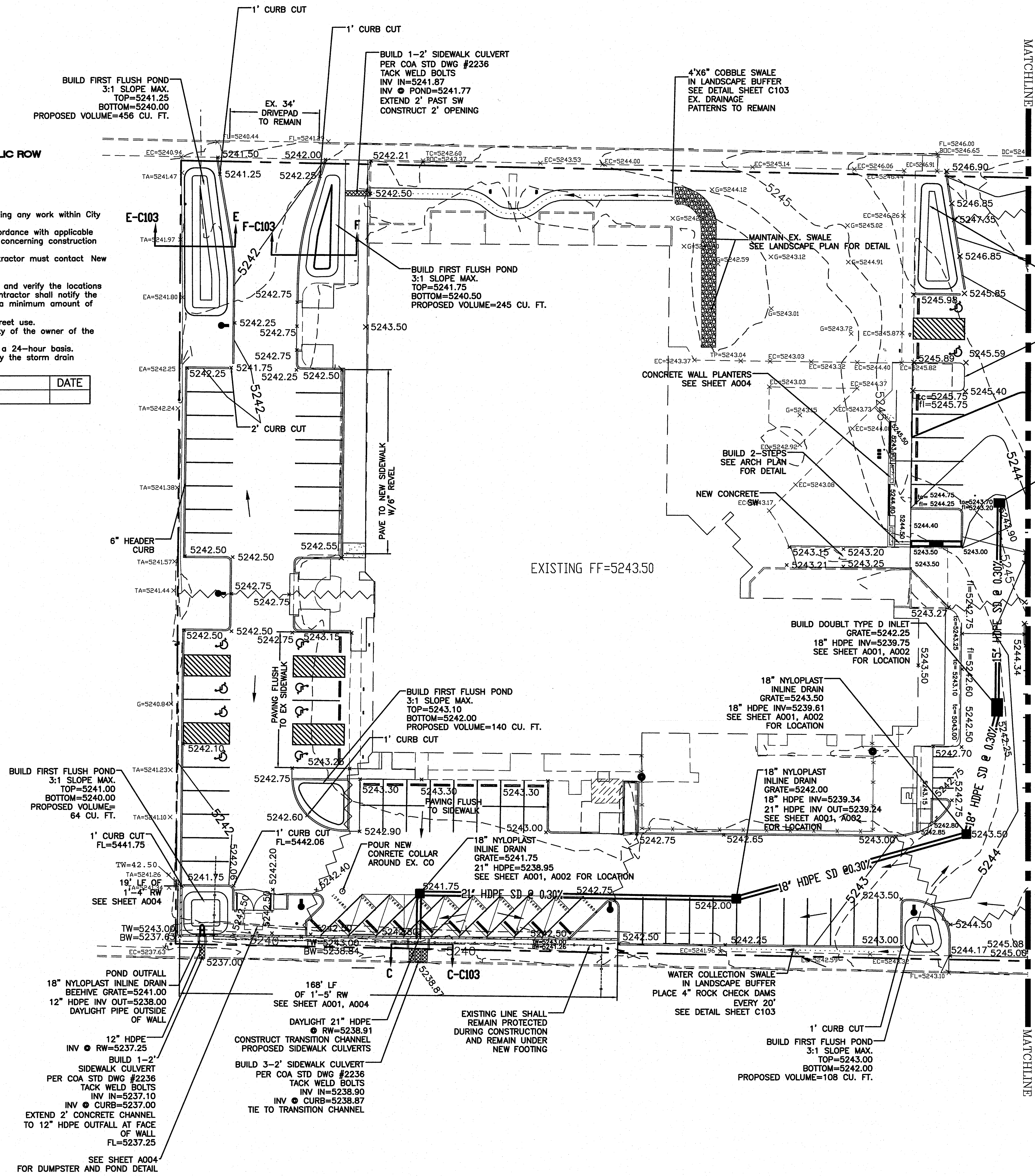
Serna, Yvette; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

PRIVATE DRAINAGE IMPROVEMENT IN PUBLIC ROW
NOTICE TO CONTRACTORS

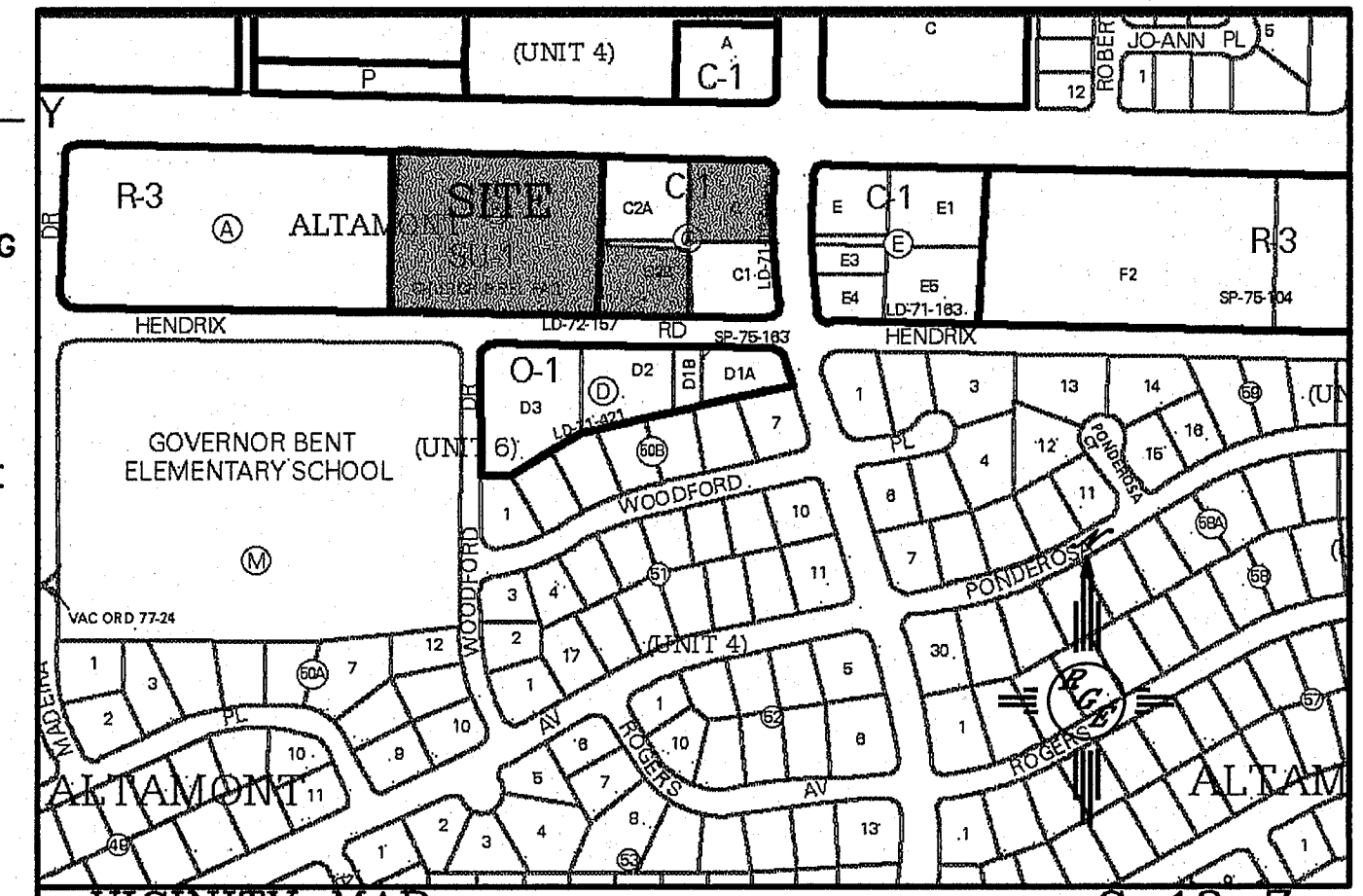
- Notice to Contractor
(Special Order 19 ~ "S0-19")
1. An excavation permit will be required before beginning any work within City Right-Of-Way.
 2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
 3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" utilities.
 4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 5. Backfill compaction shall be according to traffic/street use.
 6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
 7. Work on arterial streets shall be performed on a 24-hour basis.
 8. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

APPROVAL	NAME	DATE
INSPECTOR		



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND MAINTAIN SWPPP.



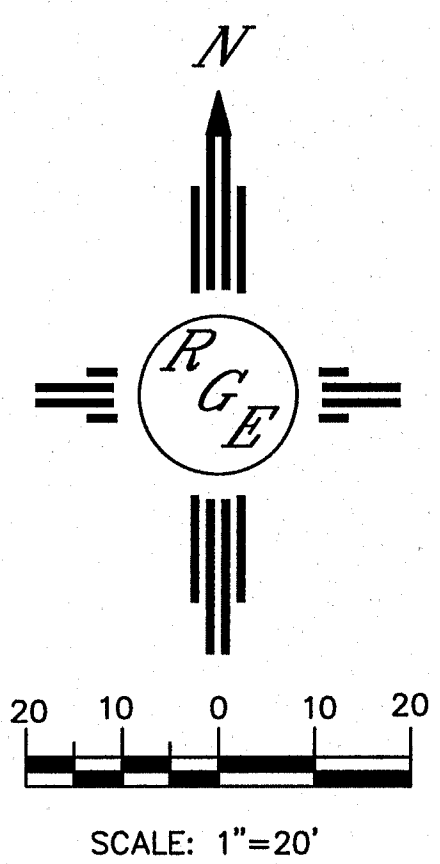
LEGAL DESCRIPTION:
lot b, c and c2b altamont addition

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY ARCHITECT.
3. ALL CURB AND GUTTER SHALL BE 6" HEADER CURB, UNLESS OTHERWISE NOTED. SEE SHEET C103 FOR DETAIL.
4. EXISTING PAVEMENTS AND CURBS SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL SITE PLAN FOR ALL PLANTER AND PATTERN CONCRETE LOCATIONS AND DETAILS.
6. EXISTING ASPHALT PAVEMENT SHALL BE CRUSHED AND SCREENED FOR USE AS A PART OF THE GRADED MIXTURE FOR BASE COURSE. NEW 4" TO 5" THICKNESS OF COMPACTED BASE COURSE SHALL BE A GRADED MIXTURE OF CRUSHED EXISTING ASPHALT AND EXISTING SUBGRADE SOILS. NEW 3" INCH TYPE B ASPHALT PAVEMENT SHALL BE PLACED OVER THE PREPARED BASE COURSE.

LEGEND

- 5414 --- EXISTING CONTOUR
- 5415 --- EXISTING INDEX CONTOUR
- 5414 --- PROPOSED CONTOUR
- 5415 --- PROPOSED INDEX CONTOUR
- 5415 --- SLOPE TIE
- 5415 --- EXISTING SPOT ELEVATION
- 5415 --- PROPOSED SPOT ELEVATION
- 5415 --- BOUNDARY
- 5415 --- CENTERLINE
- 5415 --- RIGHT-OF-WAY
- 5415 --- PROPOSED DRAINAGE EASEMENT
- 5415 --- PROPOSED STANDARD CURB AND GUTTER
- 5415 --- EXISTING CURB AND GUTTER
- 5415 --- PROPOSED SCREEN WALL (18" MAX RETAINAGE)
- 5415 --- PROPOSED RETAINING WALL (HEIGHT VARIES-DESIGN BY OTHERS)
- 5415 --- EXISTING SCREEN WALL



Project information block including:
- **Rev Table:** A table with columns for REV, DATE, DESCRIPTION, and BY.
- **Logo:** Logo for Rio Grande Engineering.
- **Engineer's Seal:** Professional Engineer's Seal for David S. G.
- **Weller Architects:** Information for Weller Architects, including address and phone number.
- **Project Name:** DEL NORTE BAPTIST CHURCH SITE IMPROVEMENTS.
- **Location:** Albuquerque, New Mexico.
- **Sheet No.:** C101.

EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

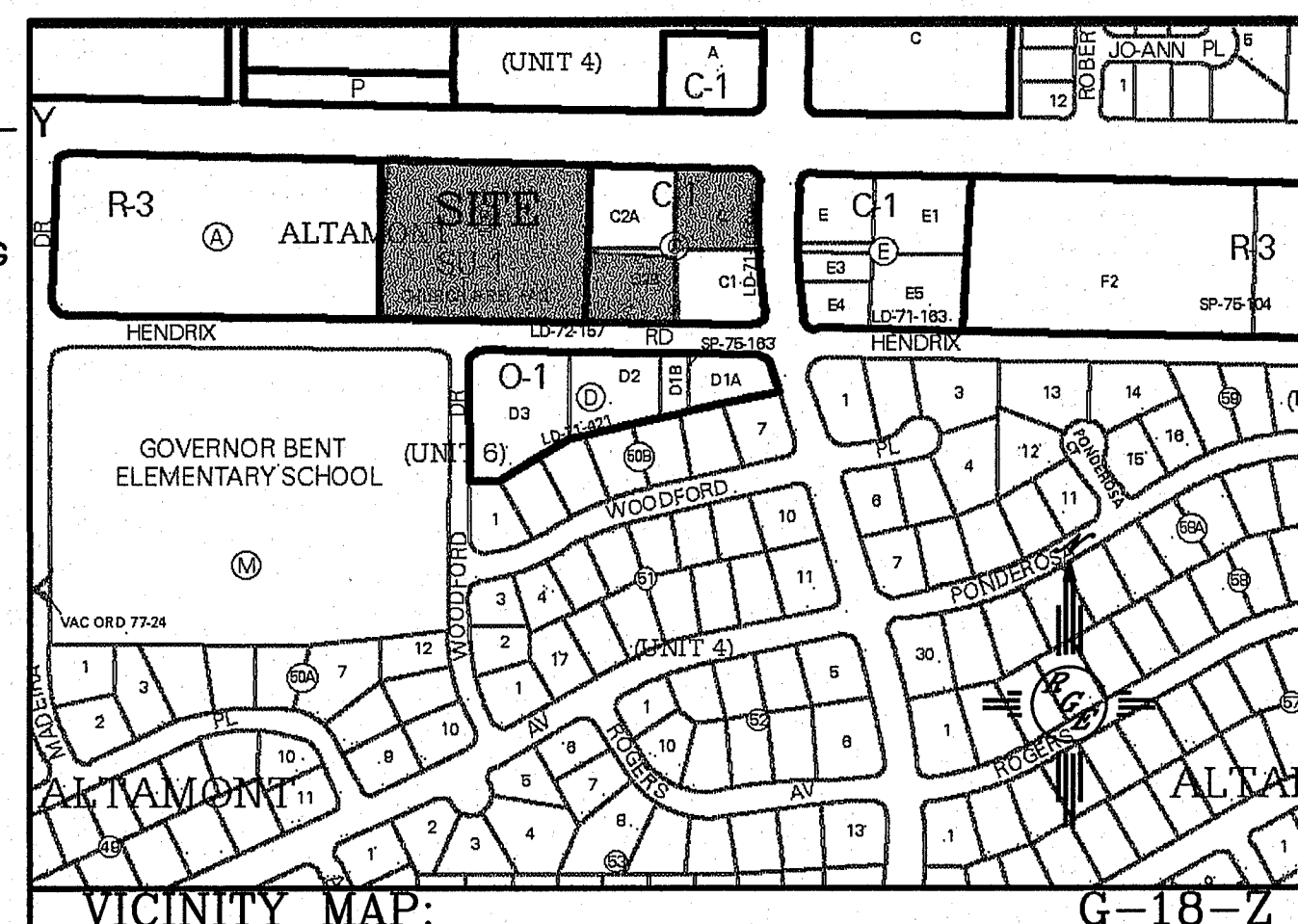
NOTICE TO CONTRACTORS

Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" or (505) 260-1990 for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
 - a. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

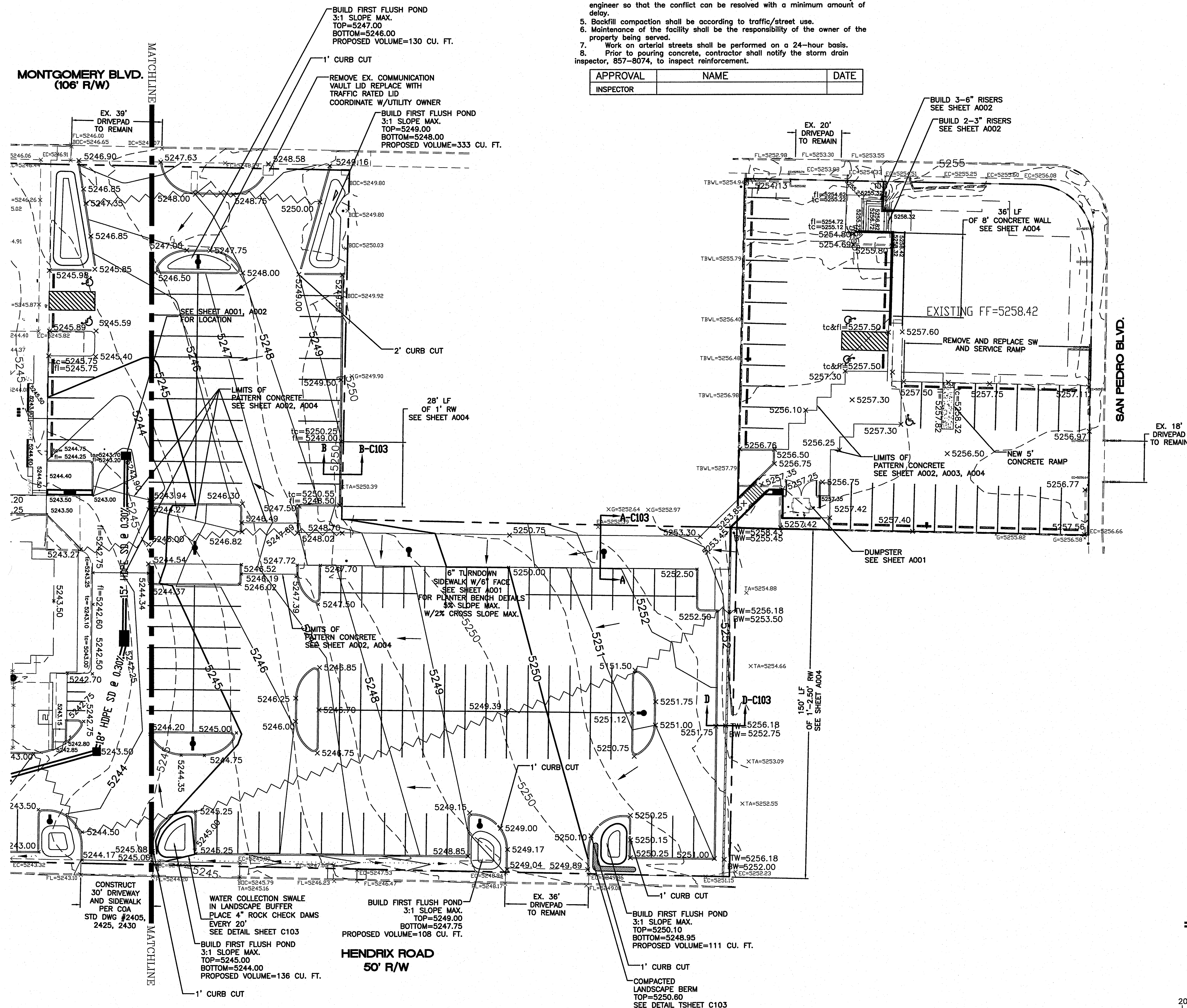
APPROVAL	NAME	DATE
INSPECTOR		

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND MAINTAIN SWPPP.

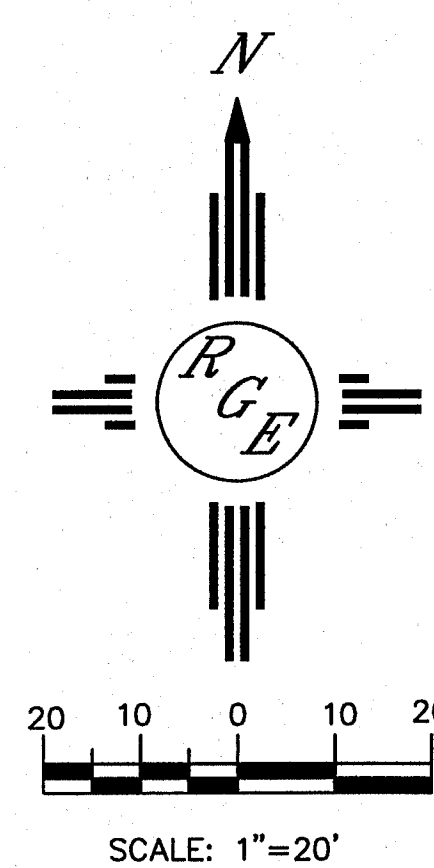


lot b, c and c2b altamont addition

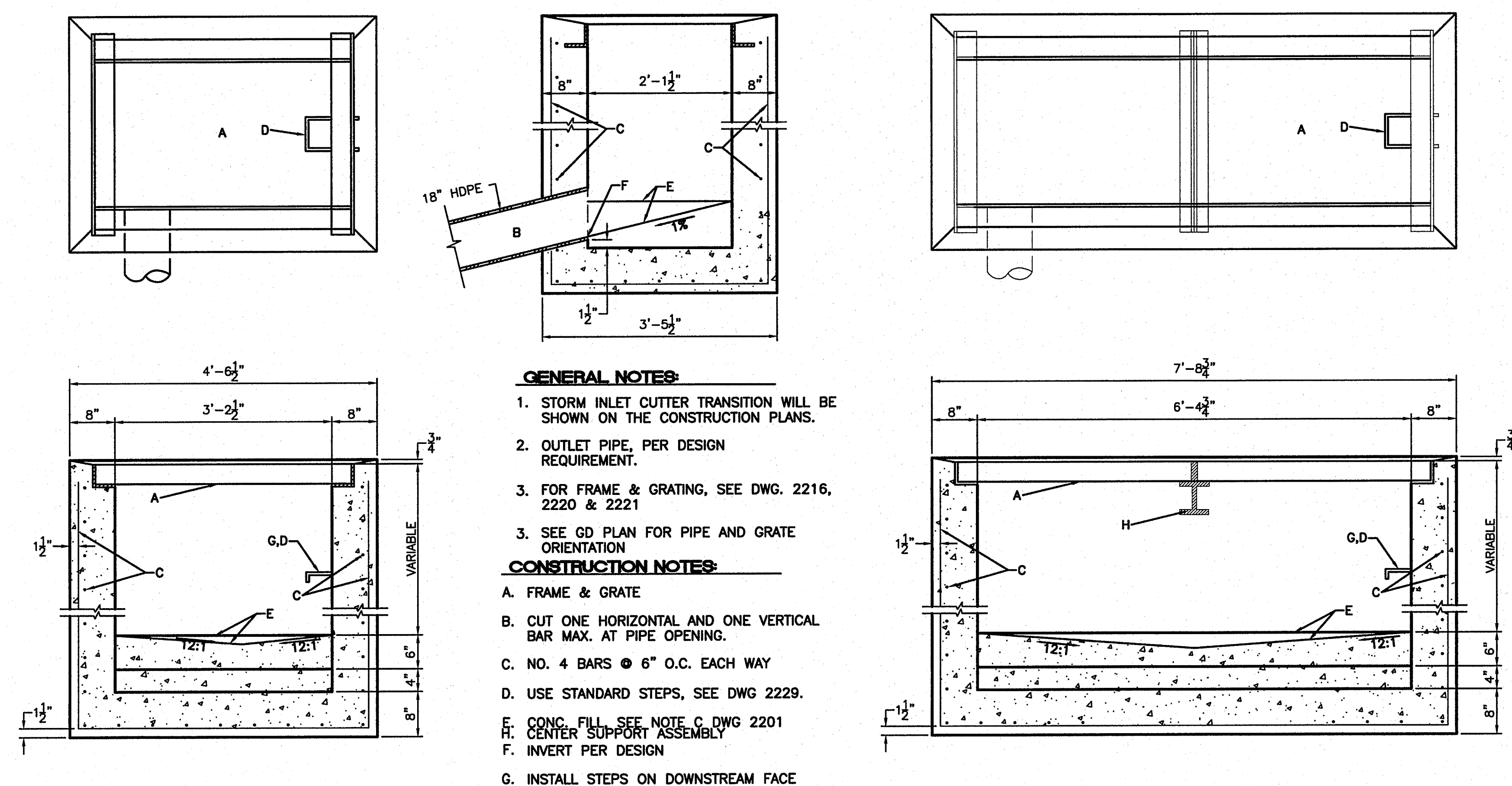
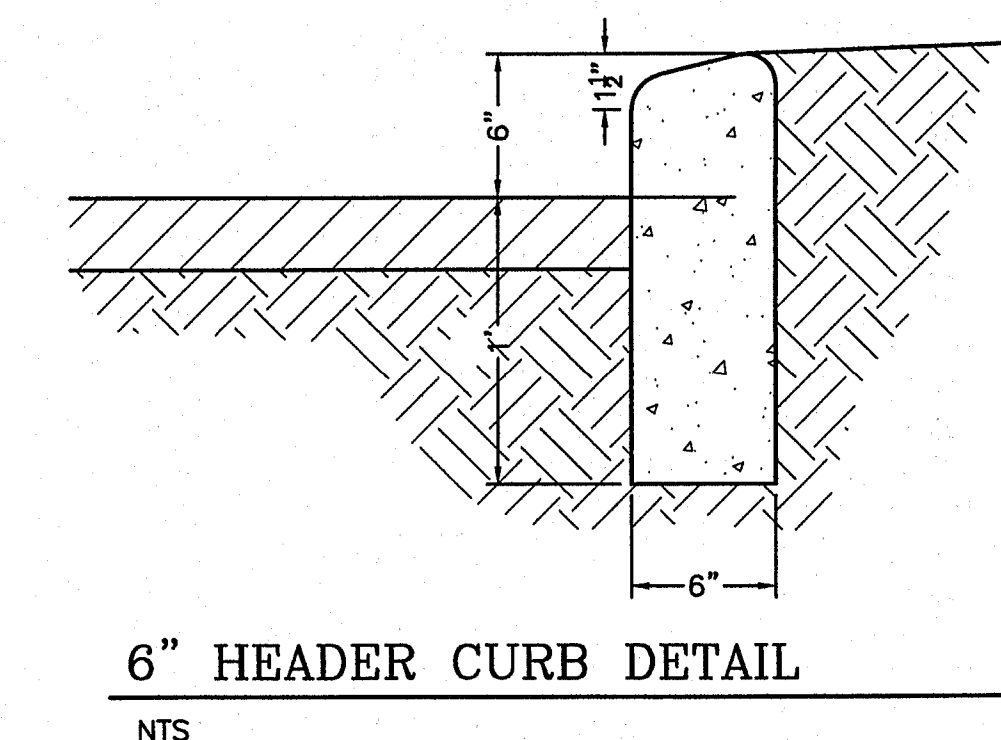
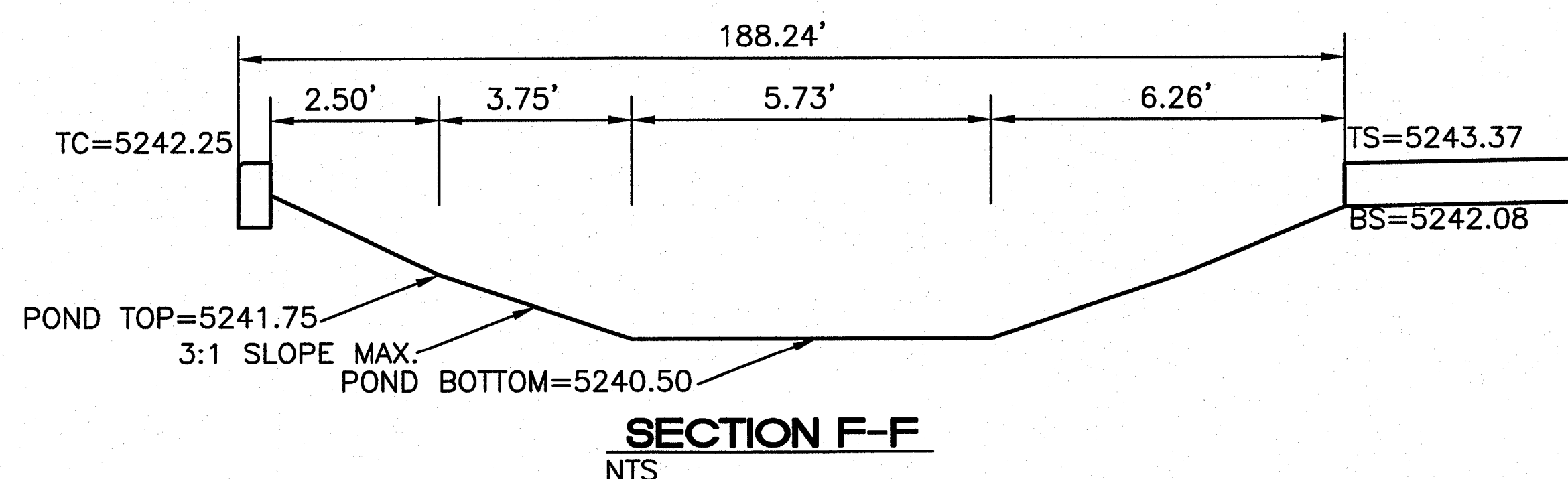
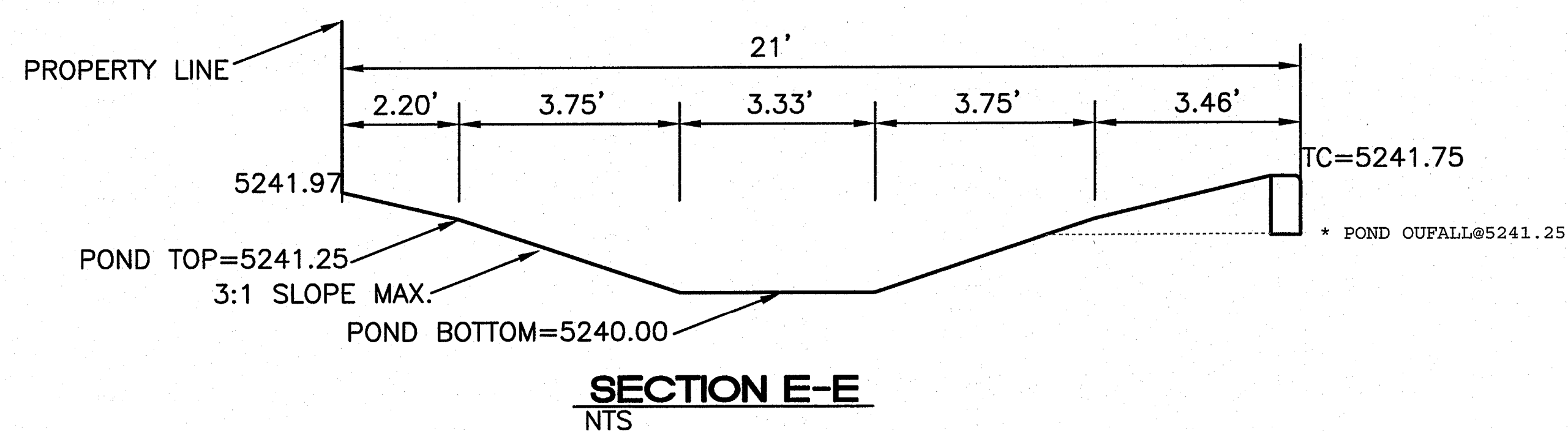
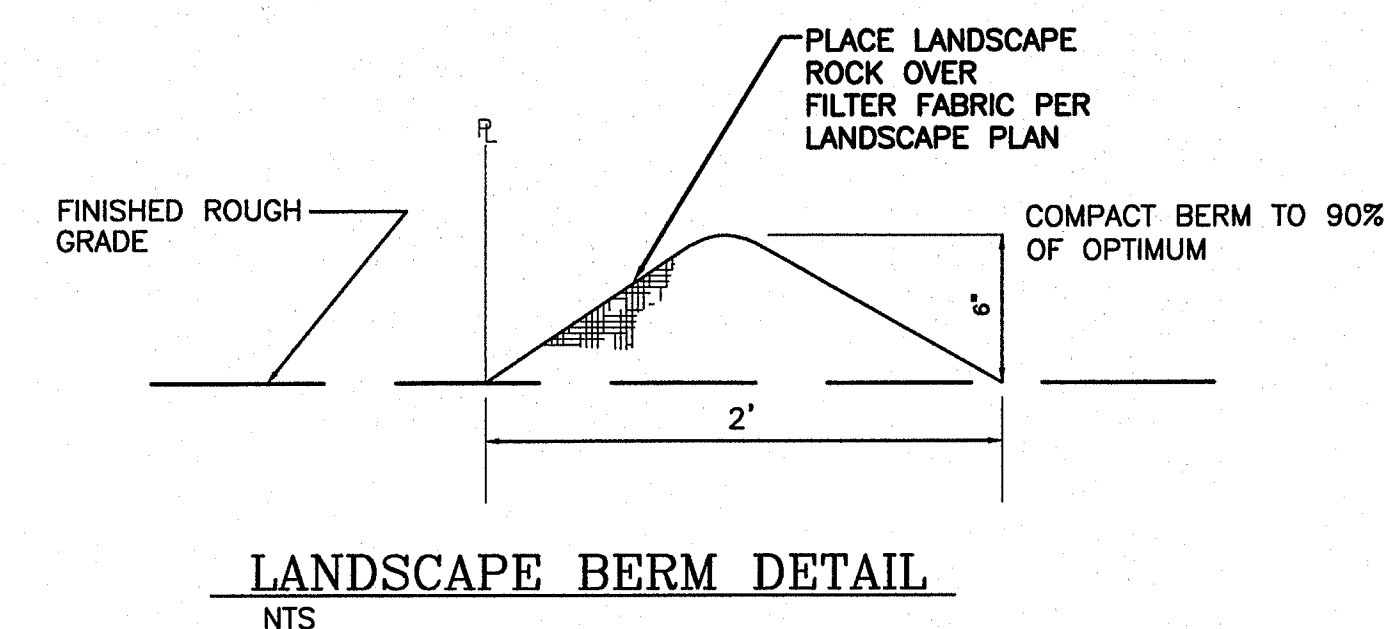
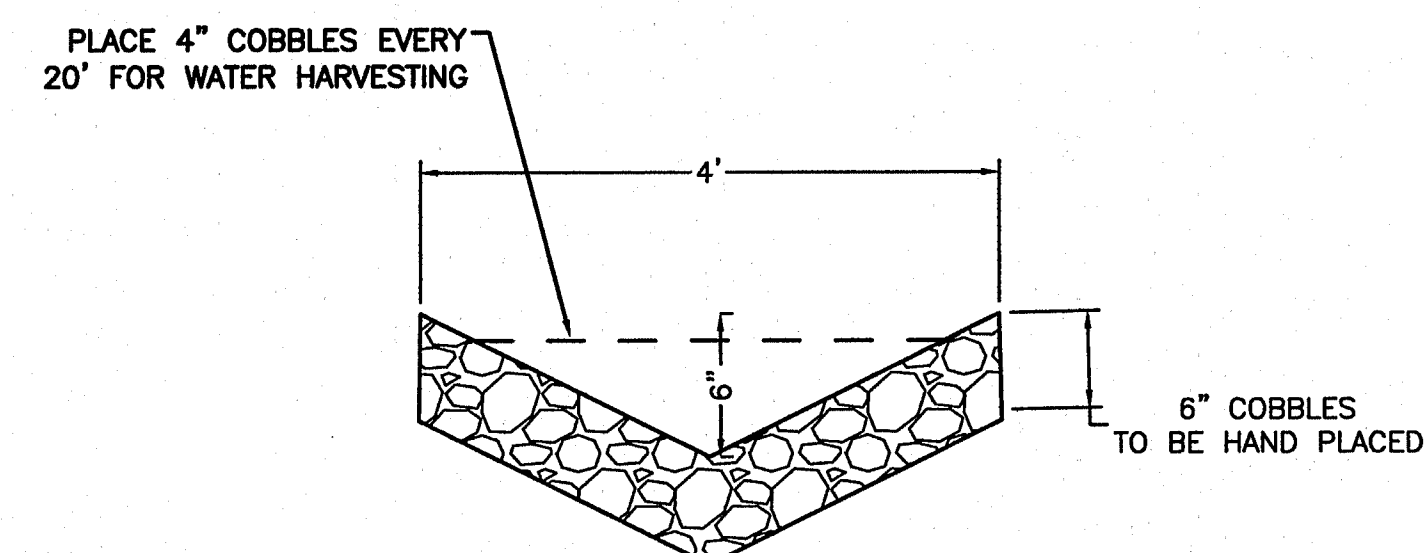
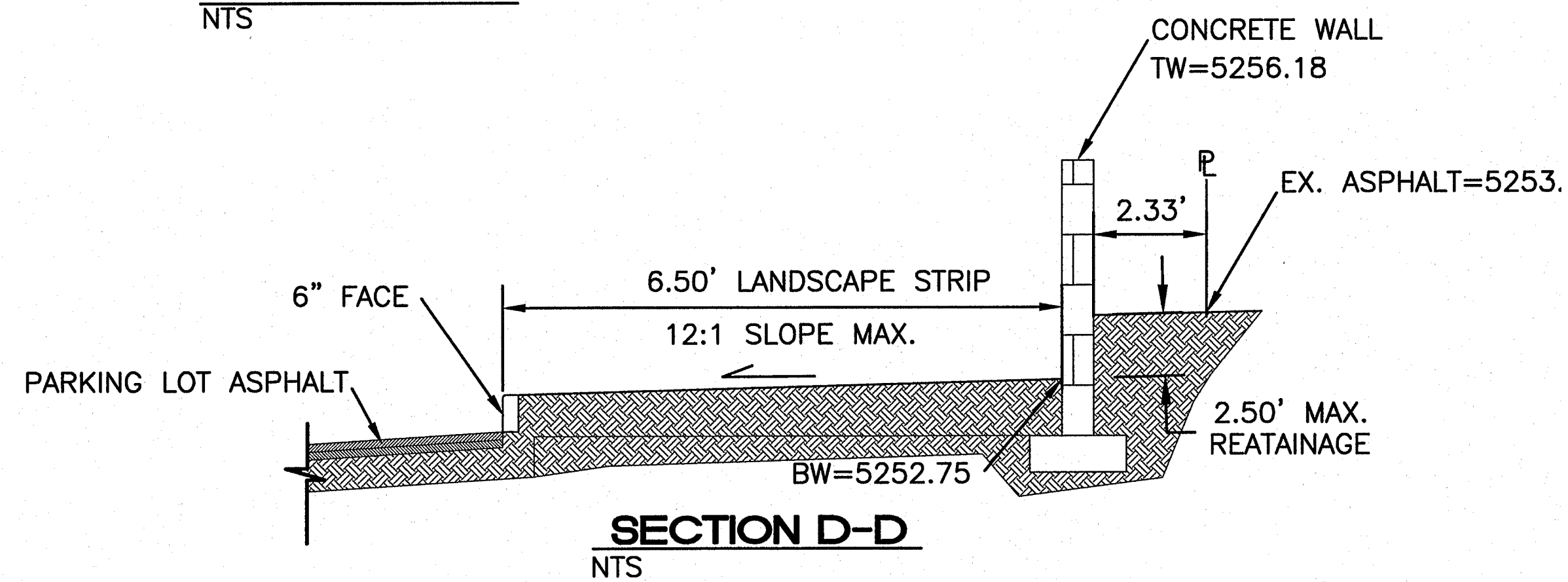
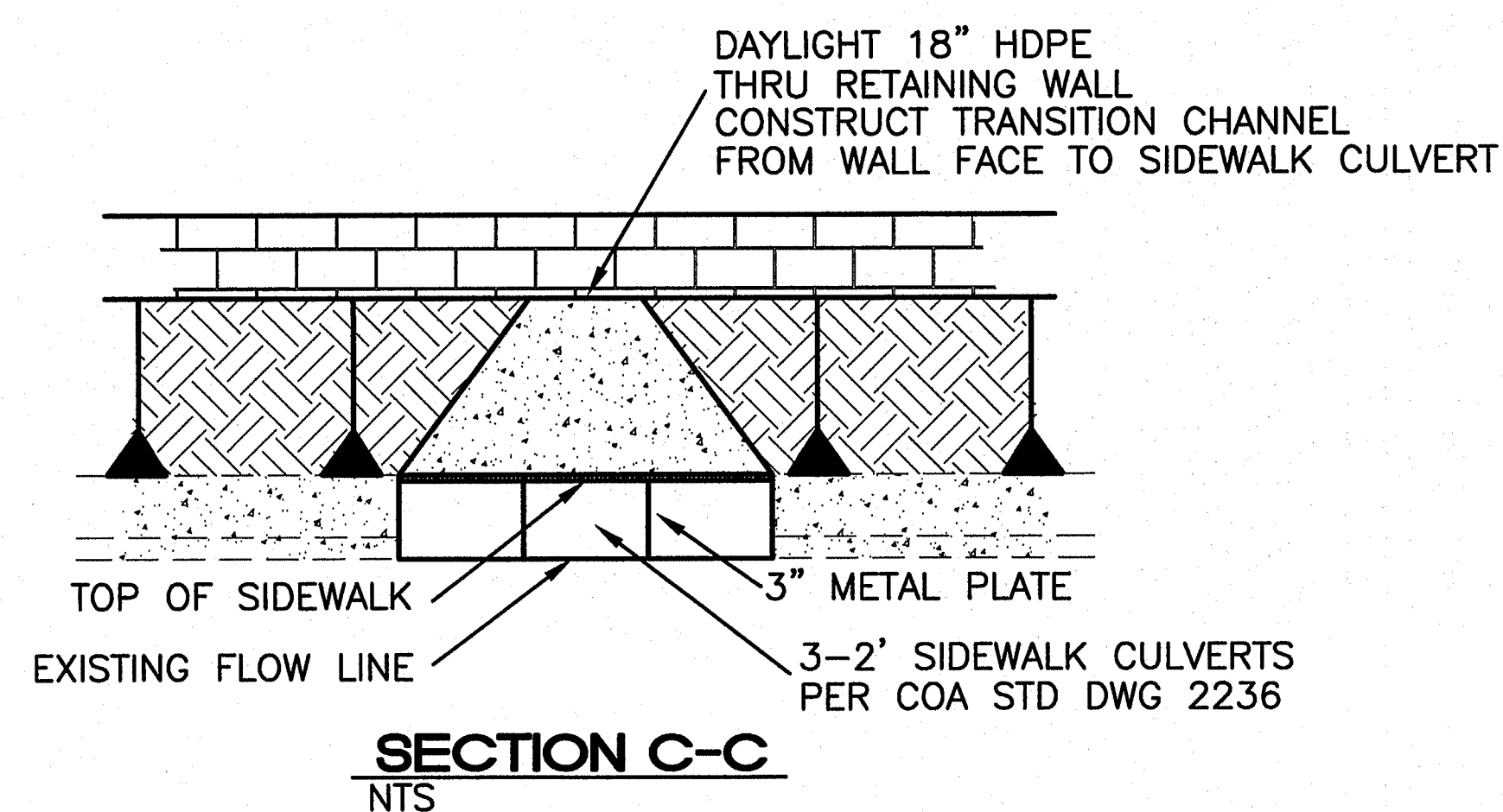
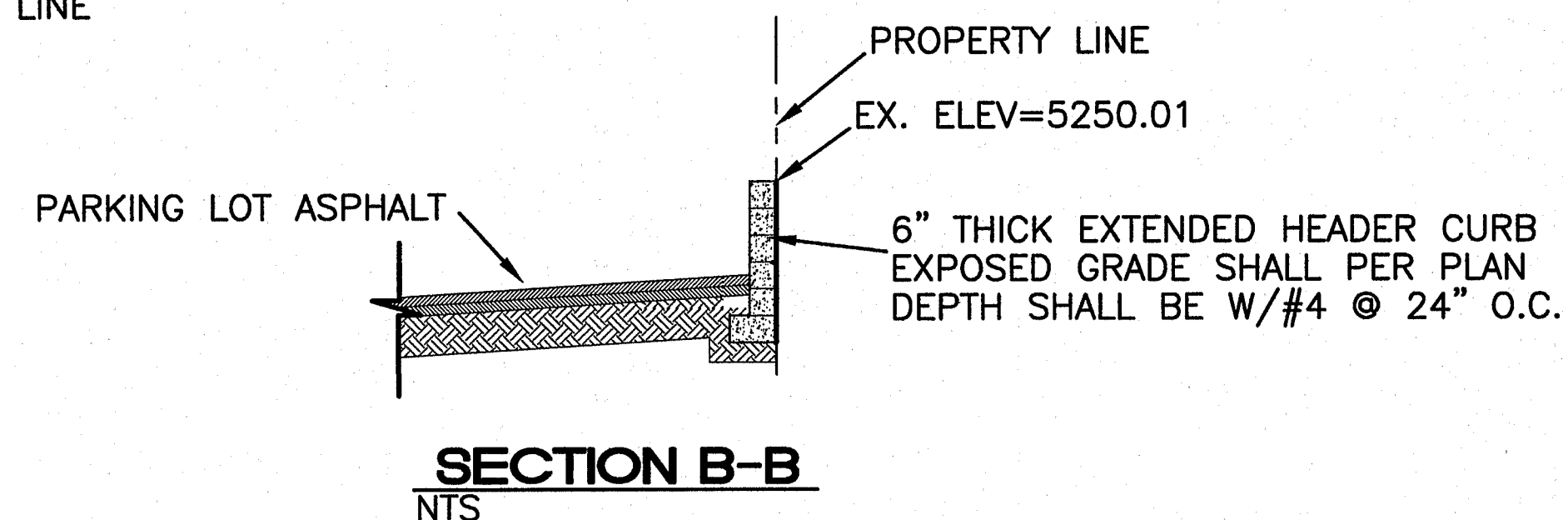
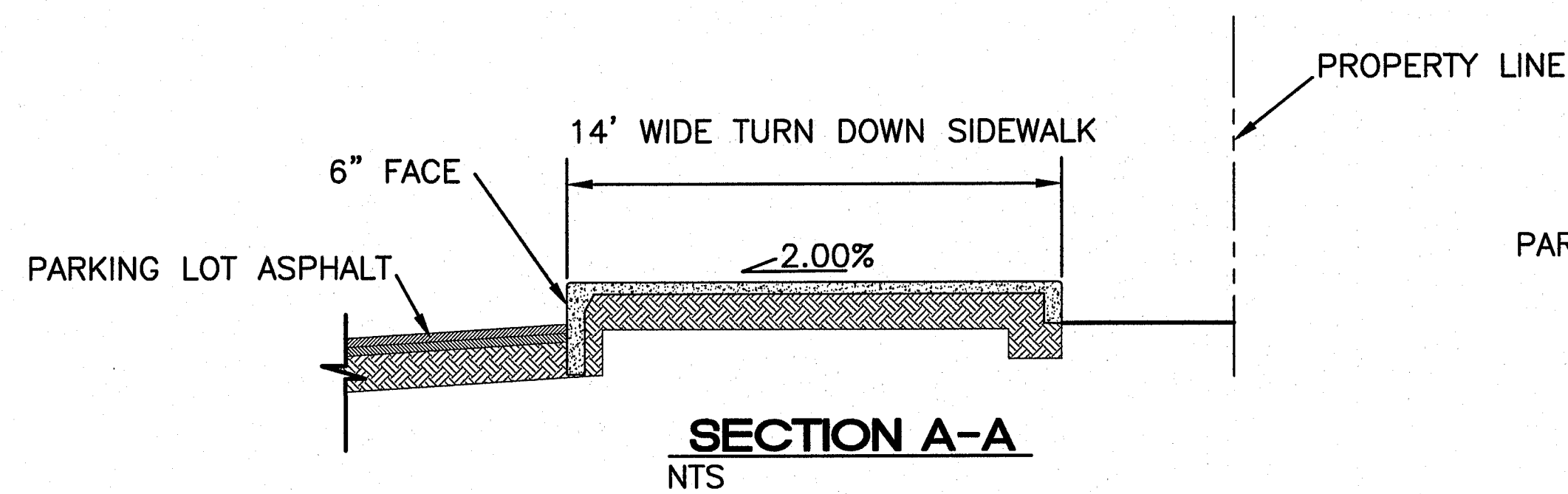
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY ARCHITECT.
3. ALL CURB AND GUTTER SHALL BE 6" CURB, UNLESS OTHERWISE NOTED. SEE SHEET C103 FOR DETAIL.
4. EXISTING PAVEMENTS AND CURBS SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
5. SEE ARCHITECTURAL SITE PLAN FOR ALL PLANTER AND PATTERN CONCRETE LOCATIONS AND DETAILS.
6. EXISTING ASPHALT PAVEMENT SHALL BE CRUSHED AND SCREENED FOR USE AS A PART OF THE GRADED MIXTURE FOR BASE COURSE. PLACE 4 TO 5 INCH THICKNESS OF COMPACTED BASE COURSE SHALL BE A GRADABLE AND CRUSHED EXISTING ASPHALT AND EXISTING SUBGRADE SOILS. NEW 3 INCH TYPE B ASPHALT PAVEMENT SHALL BE PLACED OVER THE PREPARED BASE COURSE.



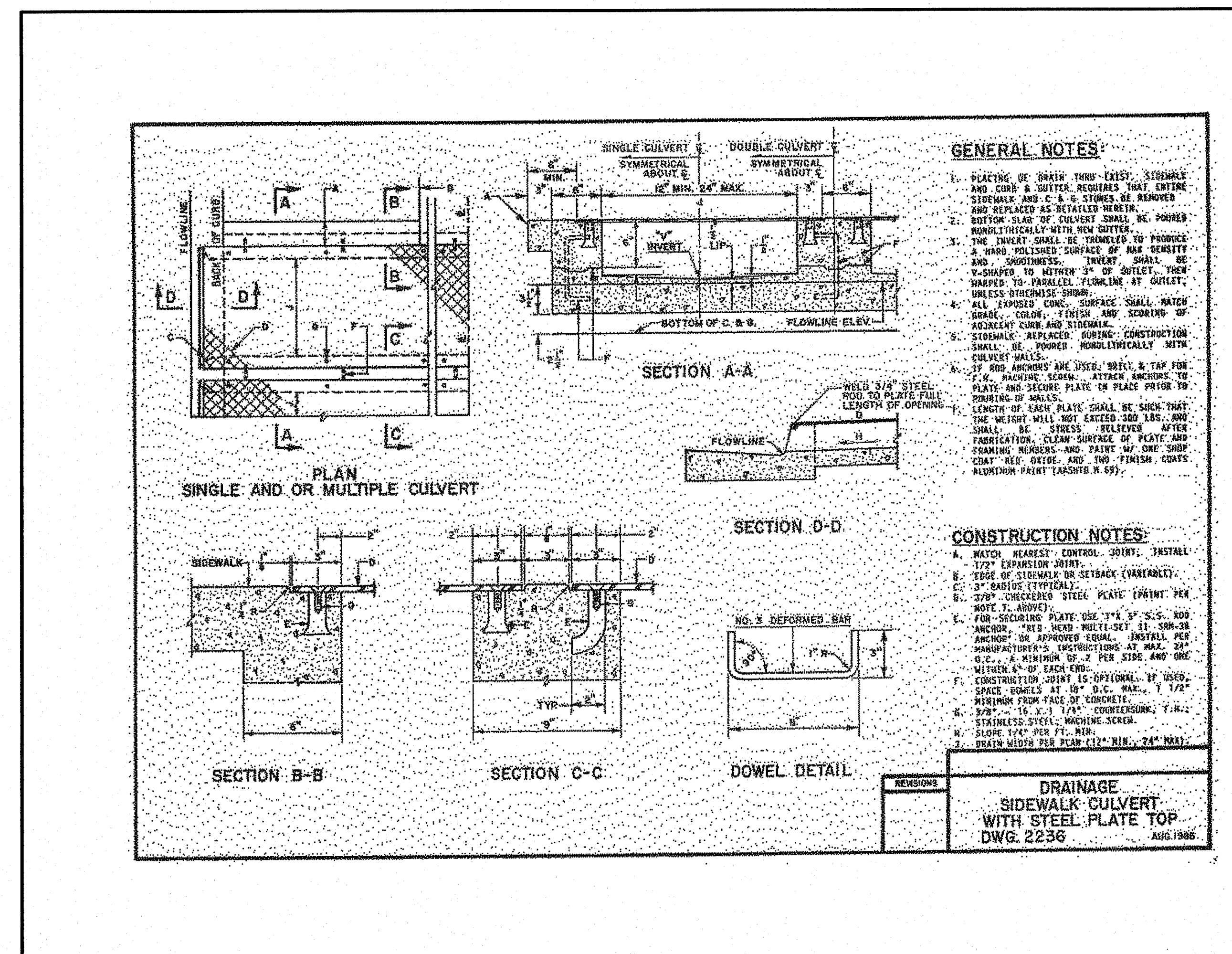
=====	EXISTING CONTOUR
-----5414-----	EXISTING INDEX CONTOUR
-----5415-----	PROPOSED CONTOUR
-----5414-----	PROPOSED INDEX CONTOUR
-----5415-----	SLOPE TIE
└─┘	EXISTING SPOT ELEVATION
x 4048.25	PROPOSED SPOT ELEVATION
├─┘	
x 4048.25	
-----	BOUNDARY
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED DRAINAGE EASEMENT
=====	PROPOSED STANDARD CURB AND GUTTER
=====	EXISTING CURB AND GUTTER
=====	PROPOSED SCREEN WALL (18" MAX RETAINAGE)
=====	PROPOSED RETAINING WALL (HEIGHT VARIES-DESIGN BY OTHERS)
=====	EXISTING SCREEN WALL



REV	DATE		DESCRIPTION		BY
Rio Grande Engineering 1008 CORTINA AVENUE SE SUITE 203 ALBUQUERQUE, NM 87106 (505) 879-0068 Weller Associates 401 Alvarado Drive SE, Suite D Albuquerque, New Mexico 87110 Tel 505 255 8270 DEL NORTE BAPTIST CHURCH SITE IMPROVEMENTS Albuquerque New Mexico ENGINEER'S DAVID BOULE NEW MEXICO 14523 MECHANICAL ENGINEERING P.E. #4322 9/7/12					
DEL NORTE BAPTIST CHURCH SITE IMPROVEMENTS Albuquerque RGSE Project No. 215 Drawing By: WCY Checked By: ds Date: 05.26.2017 Sheet No.					
GRADING AND DRAINAGE PLAN EAST C102					



TYPE D INLET
SEE COA STD DWGS UPDATE 9



REV	DATE	DESCRIPTION	BY

DEL NORTE BAPTIST CHURCH
STORM DRAIN

401 Alvarado Drive SE, Suite D, Albuquerque, New Mexico 87108
 Tel: 505 255 8270 Fax: 505 255 8830

Project No. 21635
 Drawn By: WCW
 Checked By: ds
 Date: 05.26.2017
 Sheet No. C103

DROP INLET CALCULATIONS

INLET	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
INLET A	SINGLE	3.84	4.48	0.0587	0.37
INLET B	DOUBLE	7.68	5.9	0.0255	0.75

ORIFICE EQUATION

$$Q = CA \sqrt{2gH}$$

$$C = 0.6$$

$$g = 32.2$$

FLOW RATES ARE DOUBLED

FLOW DEPTH

.059'

.026'

ELEVATION

5242.96

5242.28

INLET A EMERGENCY OVERFLOWS TO INLET B@5243.00(AT CROSS WALK)

INLET B EMERGENCY OVERFLOWS TO SOUTH AT CURB FLOW LINE@5242.85

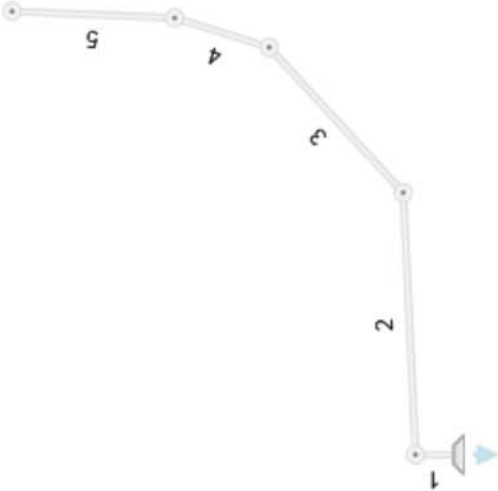
BUILDING FF=5243.50

Plan View

Stormwater Studio v 1.0.1.12

Project Name: del norte

09-05-2017



Storm Sewer Tabulation*

Project Name: del norte

Stormwater Studio v 1.0.1.12

09-05-2017

Line ID	Length (ft)	Drmg Area		Rational (C)	C x Area		Tc		Intensity (in/hr)	Total Q (cfs)	Capacity (cfs)	Velocity (ft/s)	Pipe		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
Line 1	17.00	0.00	0.00	0.00	0.00	0.00	0.0	2.20	0.00	7.60	6.46	3.71	21	0.17	38.91	38.94	40.29	40.34	42.80	41.75	1
Line 2	119	0.00	0.00	0.00	0.00	0.00	0.0	1.44	0.00	6.30	9.05	2.81	21	0.33	38.95	39.34	40.64	40.78	41.75	42.00	2
Line 3	90.0	0.00	0.00	0.00	0.00	0.00	0.0	0.93	0.00	5.18	5.75	2.93	18	0.30	39.34	39.61	40.90	41.11	42.00	43.50	3
Line 4	45.0	0.00	0.00	0.00	0.00	0.00	0.0	0.68	0.00	5.18	5.86	2.93	18	0.31	39.61	39.75	41.22	41.33	43.50	42.25	4
Line 5	74.0	0.00	0.00	0.00	0.00	0.00	0.0	0.00	0.00	2.24	4.06	1.83	15	0.39	39.75	40.04	41.47	41.55	42.25	42.90	5

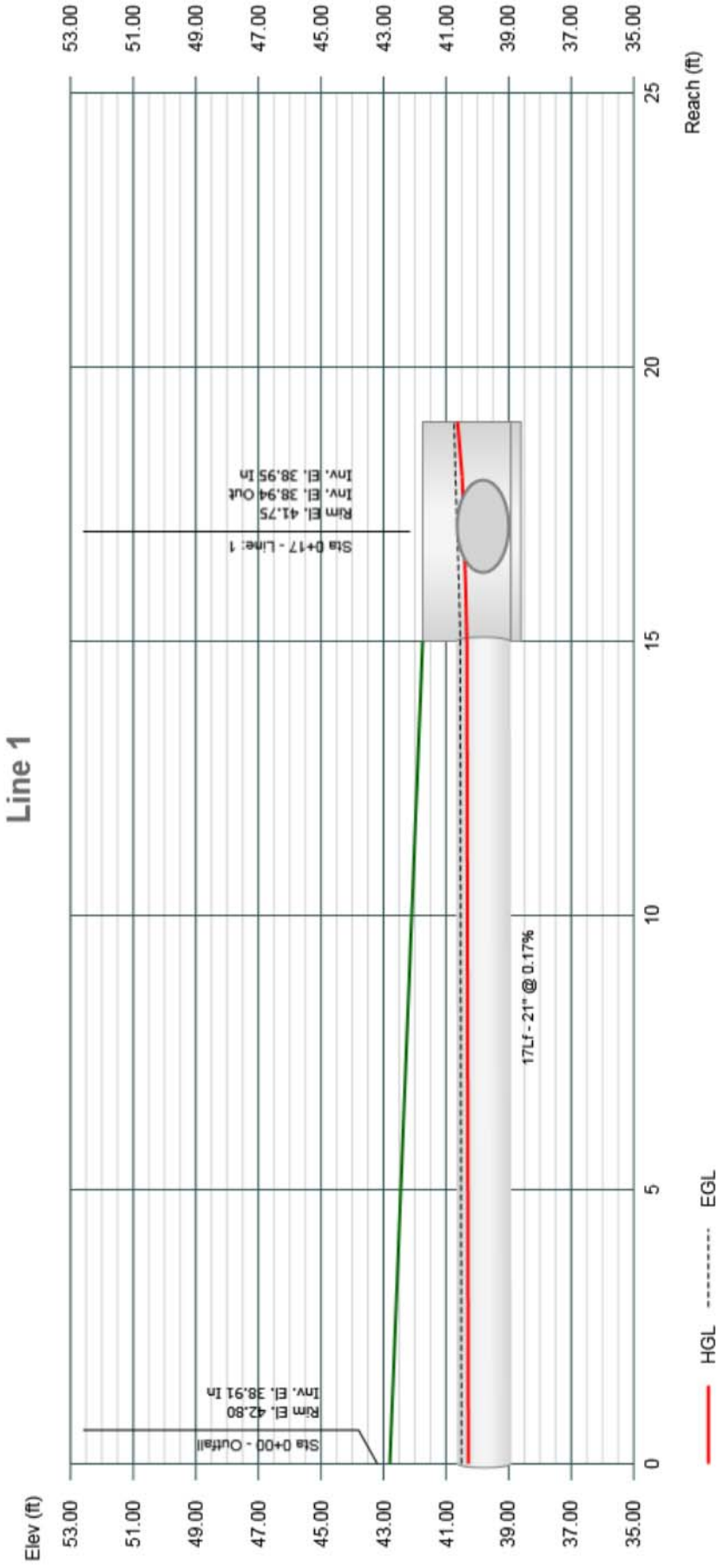
* Results are not current with inputs.

Project File: delnortehydro.sws

Profile View

Stormwater Studio v 1.0.1.12

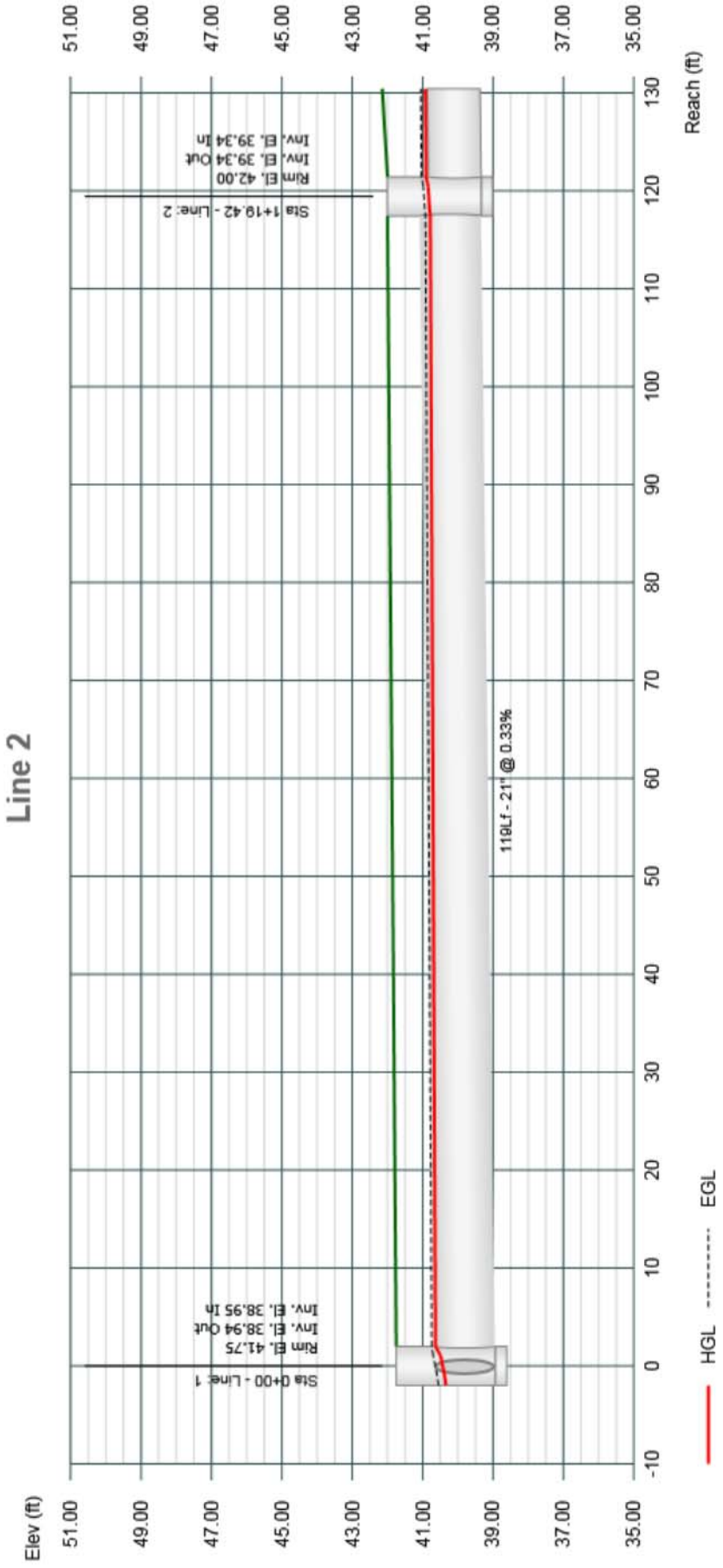
Project Name: del norte
09-05-2017



Profile View

Stormwater Studio v 1.0.1.12

Project Name: del norte
09-05-2017

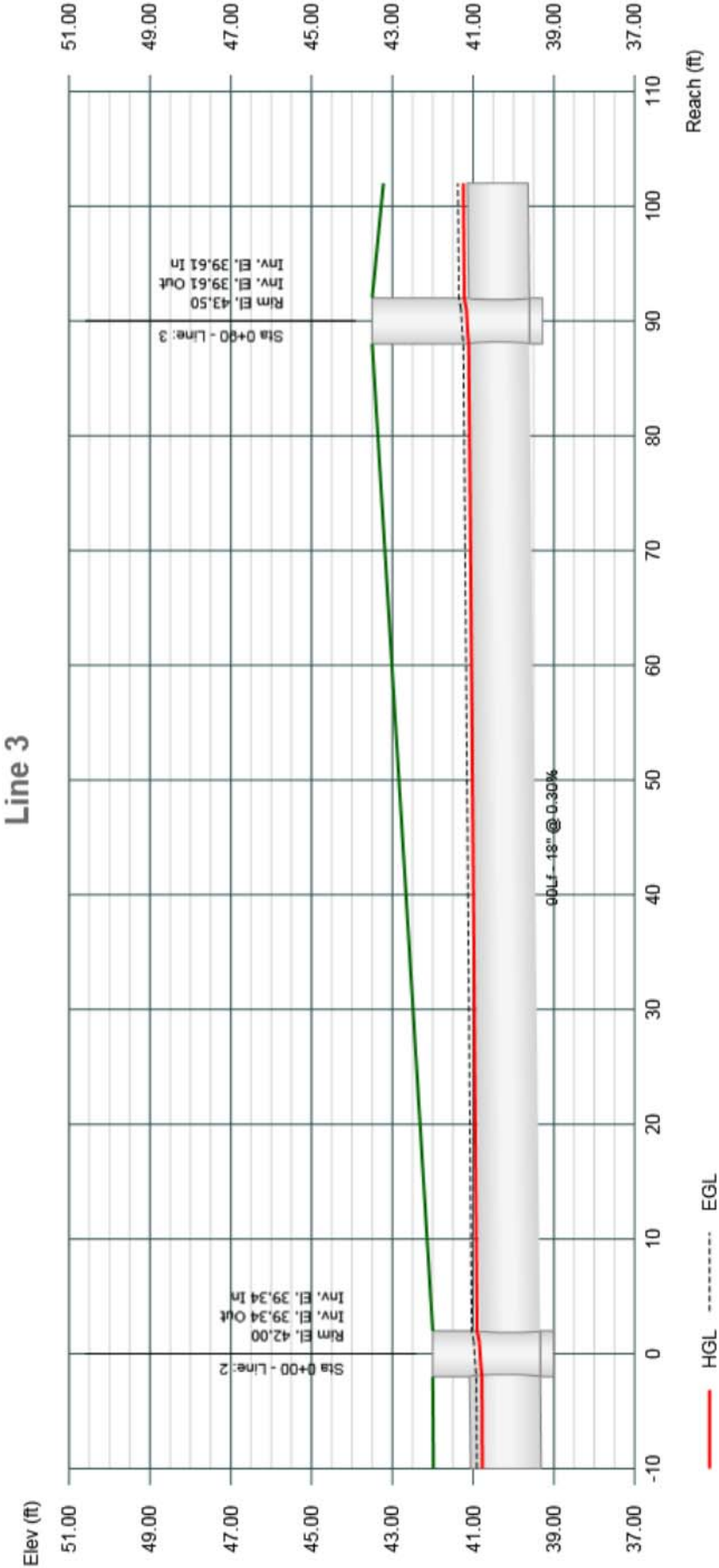


Profile View

Stormwater Studio v 1.0.1.12

Project Name: del norte

09-05-2017

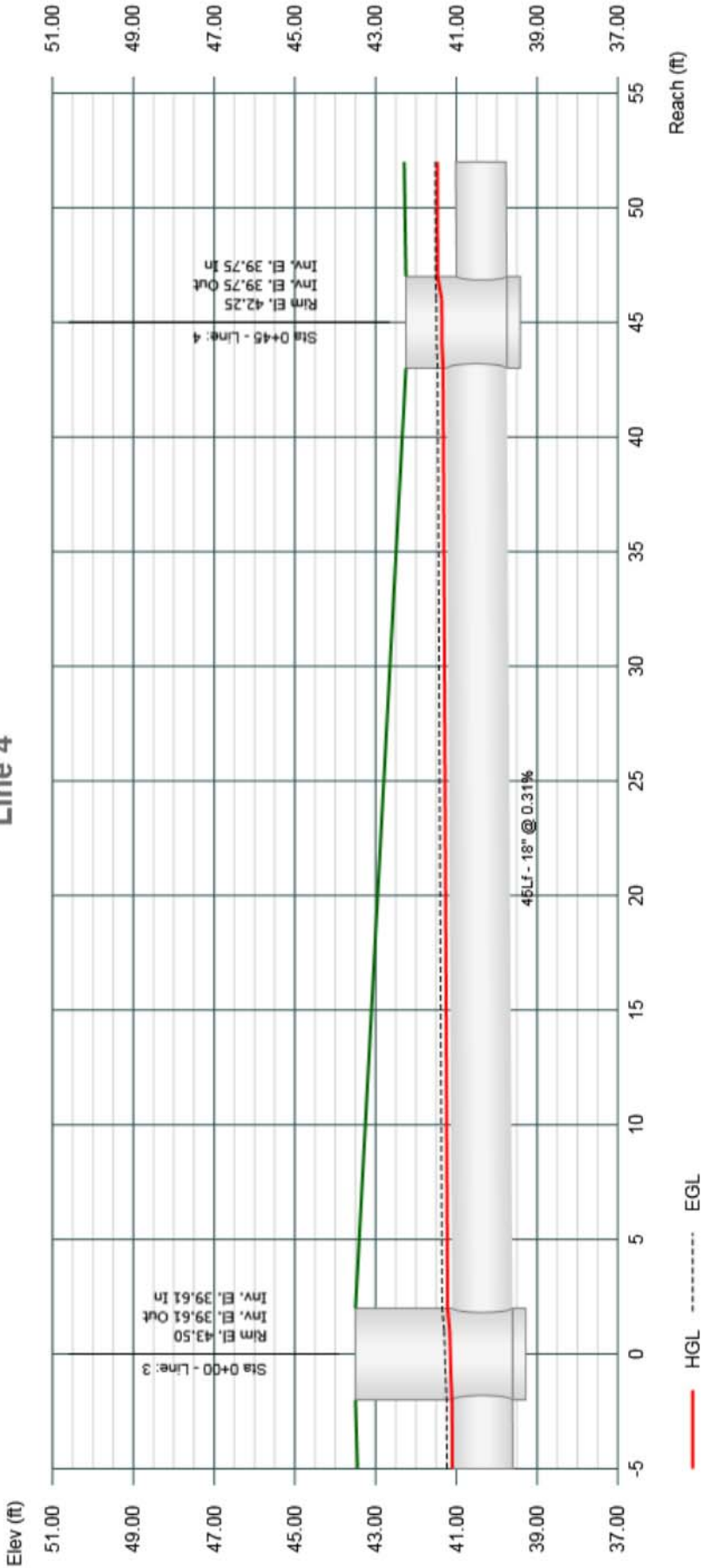


Profile View

Stormwater Studio v 1.0.1.12

Project Name: del norte
09-05-2017

Line 4



Profile View

Stormwater Studio v 1.0.1.12

Project Name: del norte
09-05-2017

